

# PLANNING COMMISSION REPORT



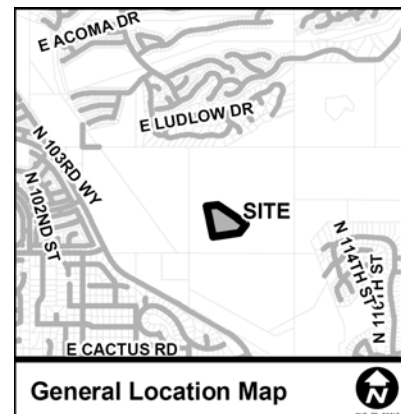
MEETING DATE: February 22, 2006      ITEM NO. \_\_\_\_\_      GOAL: Preserve the character and environment of Scottsdale

**SUBJECT**      **Taliesin West Historic Property Overlay Zoning  
21-ZN-2005 and 6-HP-2005**

**REQUEST**      Consider request by Scottsdale Historic Preservation Commission, applicant, Frank Lloyd Wright Foundation, owner, 1) to rezone approximately 10.6 acres of Taliesin West located at 12621 N. Frank Lloyd Wright Blvd. from Single Family Residential District, Environmentally Sensitive Lands (R1-35 ESL) to Single Family Residential District, Environmentally Sensitive Lands, Historic Property (R1-35 ESL HP) by adding the Historic Property overlay to the core buildings due to their historical significance, and 2) to place Taliesin West on the Scottsdale Historic Register.

## **Key Items for Consideration:**

- City Council approved an agreement with the Frank Lloyd Wright Foundation (Foundation) on September 23, 2003, that among other things contained a provision to pursue historic property designation (HP) on a mutually agreed upon geographic boundary of Taliesin West and to place the property on the local register.
- A joint Historic Preservation Commission/Foundation committee developed the recommended boundary for HP designation.
- The Historic Preservation Commission (HPC) initiated an (HP) zoning case for Taliesin West on November 10, 2005, and hosted two open houses on the proposal.
- The Foundation, owner, submitted a letter of support for the proposed HP boundary (Attachment 6.), and testified in favor of the HP overlay at the HPC hearing.
- The HPC determined that Taliesin West is historically significant and eligible for designation and listing on the Scottsdale Historic Register and recommends approval, 5-1.



## **Related Policies, References:**

- General Plan Community Values, Land Use, Character and Design, and Economic Vitality Elements
- Section 6.100 (HP) Historic Property Supplementary District

- Ordinance No. 3242, Historic Preservation ordinance, approved by City Council in 1999, requires the HPC to make a recommendation to the Planning Commission and City Council on all HP overlay zoning cases
- Ordinance No. 3242 also provides for the Historic Preservation Commission to initiate HP overlay zoning cases

## OWNER

Frank Lloyd Wright Foundation (Taliesin West)  
12621 N. Frank Lloyd Wright Blvd.  
480-860-2700

Owner Representative: John Berry  
Berry and Damore, LLC  
480-385-2727

## APPLICANT CONTACT

Don Meserve, AICP  
City of Scottsdale/Historic Preservation Commission  
480-312-2523

## LOCATION

Approx. 10.6+/- acres of Taliesin West at 12621 N Frank Lloyd Wright Blvd.  
(Attachment 5. Legal Description)

## BACKGROUND

*Early Activities:* The HPC was appointed by City Council in June 1997, and charged with identifying significant historic resources in the city and with establishing and maintaining the Scottsdale Historic Register as part of a comprehensive Historic Preservation Program. The first priority of the HPC was to prepare local ordinances to identify and protect Scottsdale's significant resources. City Council approved two ordinances on preservation in July 1999, including the Historic Property Zoning Overlay, Ordinance No. 3242. Fifteen properties and two neighborhood historic districts have been placed on the official Scottsdale Historic Register by City Council since 1999.

Taliesin West was listed on the National Register of Historic Places in 1974, and became a National Landmark in 1982. Since the HPC was appointed in 1997, individual commissioners have considered the buildings at Taliesin West, designed and built by Frank Lloyd Wright and his apprentices, as important local historic resources that should be considered for local designation, when the owner's support could be obtained.

City Council approved an agreement with the Foundation on September 23, 2003, Agreement #2003-158-COS, including a provision to pursue HP designation on a mutually agreed upon boundary of Taliesin West and to place the property on the local register. The HPC has been discussing an appropriate boundary with owner representatives and placing Taliesin West on the local register since this agreement was approved. A joint process between the HPC and the Foundation prepared and agreed to the proposed boundary contained in this request.

**Zoning.**

The site of the proposed HP overlay area is zoned for R1-35 ESL single family residential district with the Environmentally Sensitive Land overlay (see Attachment 4. Zoning Map).

*Boundary Description:* The boundary that was prepared by the joint HPC/Foundation committee and agreed to by the owner encompasses the concentration of historic buildings in the central area of the property. A 2005 report, prepared by Eifler & Associates for the Foundation, includes a 1959 site plan and calls the buildings in this area, designed by Frank Lloyd Wright and constructed between 1937 and 1959, the “Historic Core” of Taliesin West. The legal description for the proposed HP boundary includes 10.5886+/- acres in this Historic Core area (Attachment 5.).

**General Plan.**

The proposed HP overlay zoning for Taliesin West is consistent with the values, goals and approaches in the Scottsdale General Plan.

The existing land uses at Taliesin West are consistent with the General Plan Land Use Map designation of Cultural/Institutional or Public Use. This category includes a variety of public and private facilities including government buildings, schools, private and public utilities, and airports.

HP overlay zoning and placing Taliesin West on the Scottsdale Historic Register can be viewed as tools to implement the approaches listed below from the General Plan.

- Community Values state that Scottsdale “Builds on its cultural heritage, promotes historical and archaeological preservation areas, and identifies and promotes the arts and tourism in a way that recognizes the unique desert environment in which we live.”
- An Economic Vitality Element value is the “Preservation and enhancement of Scottsdale as a world-class tourism destination.”
- HP designation supports the Scottsdale Value of “Respect for the existing and historical context of the built environment.”
- A Character and Design Element value is the “Protection of significant historic buildings and settings.”
- Goal 3. of the Character and Design Element is to “Identify Scottsdale’s historic, archaeological and cultural resources, promote an awareness of them for future generations, and support their preservation and conservation.” Protecting significant resources through designating historic properties is consistent with the approaches for Goal 3.
- HP will maintain the existing land use and implements Mission a. to “Preserve Scottsdale’s unique southwestern character”.

**Context.**

This HP site is located within the boundaries of Taliesin West at 12621 N. Frank Lloyd Wright Blvd. There is an entry sign and drive for Taliesin West at the signalized intersection of Frank Lloyd Wright Blvd. and Cactus Road.

Land northeast and east of the Foundation’s property is zoned Hillside Conservation (HC) or single family residential and includes the Ancala West and Ancala developments. The CAP Canal, the City’s Westworld specialty park, and Frank Lloyd Wright Boulevard lie to the southwest of the proposed HP boundary.

Land south and west of these features is built out with single-family homes. The land to the north of the Foundation's property includes the McDowell Mountain Ranch master planned community and a large single-family home site owned by David Dodge zoned R1-35 ESL.

Transmission lines and towers exist along a major powerline easement that crosses the Foundation's property from the northwest to the southeast. Numerous powerlines and transmission towers in this utility easement are visible from the historic buildings. A major wash crosses Taliesin West to the west of the historic core area. City Council named this wash 'Taliesin Wash' in 2004.

### **Key Issues.**

The owner supports the proposed HP boundary and designation. There is strong general public support for designating Taliesin West as HP and placing it on the Scottsdale Historic Register. None of the neighboring property owners, HOAs or other interested citizens in the area have raised any concerns over the HP overlay.

## **HISTORIC SIGNIFICANCE**

*Significance:* The Taliesin West complex is significant as an example of a masterwork of architecture, and as the winter residence, school, and office of the highly influential architect Frank Lloyd Wright. The site also speaks to larger themes associated with the early development of art and architecture in Scottsdale and the region. See Attachment 1. for the complete Historic Significance and Integrity Assessment Report for Taliesin West, including a description and map of the individual structures in the historic core complex. See Attachment 9. for photos of the buildings within the proposed HP boundary.

## **APPLICANT'S PROPOSAL**

### **Goal/Purpose of Request.**

The request, initiated by the HPC on November 10, 2005, is to amend the zoning map for a portion of Taliesin West from R1-35 ESL to R1-35 ESL HP to place the Historic Property (HP) overlay zoning district on a 10.6+/- portion of the property, the historic core, and to list Taliesin West on the Scottsdale Historic Register for its historic significance.

## **IMPACT ANALYSIS**

The proposed HP overlay will not change the underlying zoning or the uses permitted. No changes in land uses or traffic are proposed in this City-initiated case and there are no plans for any development in this request.

### **Policy Implications.**

City Council approved an agreement with the Foundation on September 23, 2003, Agreement #2003-158-COS, including a provision to pursue HP designation on a mutually agreed upon boundary of Taliesin West and to place the property on the local register.

### **Community Involvement.**

City Council, the HPC and the joint HPC/Foundation committee held a total of twenty public meetings on Taliesin West between September 2003, and October 2005, prior to the case being initiated by the HPC in November 2005. Three public hearings must be held on the HP overlay zoning case- HPC, Planning Commission and City Council to determine the eligibility and historic significance of the proposed historic property. See Attachment 10.

Citizen Involvement Report for a summary of all the meetings and opportunities for public involvement.

*Committee Process:* Following the September 2003, agreement between the City and the Foundation, the HPC and staff visited Taliesin West and talked to representatives of the Foundation on numerous occasions. In the spring of 2005, the Commission decided to form a committee to prepare an HP boundary recommendation for HP designation. The committee included a representative of the Foundation and other people with specialized knowledge of Taliesin West. See Attachment 7. for a list of the Taliesin West HP Designation Committee members. The committee met six times with representatives of the Foundation from June 2005, to September 2005, to prepare a mutually agreed upon boundary recommendation for the HPC. Vern Swaback, Chairman of the Board of Directors of the FLW Foundation at that time, met with the Committee twice and sent a letter of support for the committee's boundary recommendation (Attachment 6.).

*Initiation:* On October 13, 2005, the HPC conducted a hearing on initiating an HP overlay zoning case for Taliesin West for the boundary recommended by the committee. The Chairman determined that additional discussion was needed and, following a second hearing and more discussion, the HPC initiated an HP overlay zoning case for Taliesin West on November 10, 2005, by a vote of 4 to 0. The HPC sponsored two open houses on the proposed HP overlay zoning prior to conducting a public hearing.

#### **Community Impact.**

If the proposed HP overlay zoning is approved by City Council, the HPC will work with the Foundation to prepare the required Historic Preservation (HP) Plan for Taliesin West. The City and the Foundation previously agreed to use recent research conducted on Taliesin West and the draft Preservation Guidelines contained in a report prepared by John Eifler for the Foundation.

#### HISTORIC PRESERVATION COMMISSION RECOMMENDATION

The HPC conducted a public hearing on this case on January 12, 2006. The Commission discussed the proposed HP boundary, the views from the historic buildings, the significance of Frank Lloyd Wright, as a nationally and internationally prominent architect, and the buildings Wright was involved with at Taliesin West (see Attachment 8. for minutes). Based on information submitted by the city's Historic Preservation Officer, the HPC made a determination that the land and buildings included in the proposed Taliesin West HP boundary meet the criteria for designation on the Scottsdale Historic Register and set forth their findings on how the property is historically and/or architecturally significant.

The owner's representative, John Berry, spoke in support of the HP zoning at the HPC hearing. One Commissioner expressed a concern that the boundary was not large enough to protect the view-sheds from the historic buildings. A speaker submitted a letter for the record from Nan Nesvig requesting more restrictions on rezoning the property.

The HPC approved a motion 5-1 to approve the HP overlay designation of Taliesin West property recommended by the joint committee. The motion was

made in recognition of the importance of Taliesin West to the history of the City of Scottsdale as an Arts and Tourist Destination, for its association with Frank Lloyd Wright, one of the most famous figures in the history of the Scottsdale area, and because of the unique and special architectural design of the structures at the Taliesin West location.

**STAFF****RECOMMENDATION****Recommended Approach:**

Staff recommends approval, and that the Planning Commission forward a recommendation to the City Council in support of the HPC recommendation, that HP overlay zoning should be applied to the Taliesin West historic property and that the property should be placed on the Scottsdale Historic Register (Cases 21-ZN-2005 and 6-HP-2005).

**RESPONSIBLE****DEPT(S)****Preservation Division****Planning and Development Services Department**

Current Planning Services

**STAFF CONTACT(S)**

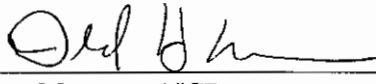
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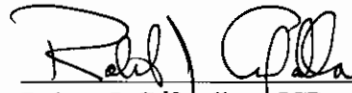
Preservation Planner

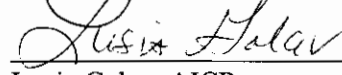
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**ATTACHMENTS**

1. Historic Significance and Integrity Assessment Report
2. Context Aerial
- 2A. Aerial Close-Up
3. Land Use Map
4. Zoning Map
5. Legal Description
6. Letter of Support from Vern Swaback, FLW Foundation
7. Taliesin West HP Designation Committee List
8. January 12, 2006 Historic Preservation Commission Minutes
9. Photos of Taliesin West
10. Citizen Involvement Report

# **Historic Significance and Integrity Assessment Report for Listing Taliesin West Complex on the Scottsdale Historic Register**

## **Taliesin West Complex**

12621 N Frank Lloyd Wright Blvd, Scottsdale 85252  
Case Numbers 6-HP-2005 and 21-ZN-2005

### **Historic Context:**

#### **Criterion A: Development of Arts Colonies in Scottsdale, AZ**

The development of arts colonies and tourist accommodations in Scottsdale and around the Valley proved to have an important influence on Scottsdale's culture and its economic and physical growth. The Depression saw an influx of artists and architects into the town and nearby communities; many of whom were encouraged by President Roosevelt's Works Progress Administration (WPA), which established programs to put people back to work.

The development of tourist accommodations in the Valley also influenced the direction of Scottsdale's growth as a community. The famed Arizona Biltmore resort and two other grand resorts debuted in 1929 to establish the Valley as a premier destination for winter visitors from the nation's wealthy and elite. Frank Lloyd Wright, an architect from Wisconsin, came to stay for a number of winters at the Jokake Inn built in 1922 at the base of Camelback Mountain. Like other early visitors to the Valley for work or pleasure, Wright was lured to establish a home here.

The warm climate and desert beauty of the Valley inspired many artists to "put on canvas the color, bright sunlight, deep shadow, and vast distances of desert and mountain." Desert scenery also influenced the built environment as resident architects established a style of organic and low profile forms, used indigenous materials, and worked with natural colors. The aesthetic and design of their buildings blended with the desert's features and functioned well in the climate. Other local artisans brought desert motifs, textures, and colors to their sculpture, leatherwork, silver goods, and textiles intended for sale to tourists during the winter months.<sup>1</sup>

#### **Criterion B: Association with the Person of Frank Lloyd Wright**

The remarkable length and breadth of Frank Lloyd Wright's career, the large number of buildings he designed, his outspoken positions on the role of architecture and design in society, and his profound influence on the field of architecture and related areas makes Wright one of the preeminent artisans of the 20<sup>th</sup> century. His life has achieved an almost legendary quality as the subject of international acclaim and severe condemnation throughout numerous biographies and volumes dedicated to his work. His buildings have inspired generations of students, and continue to do so.<sup>2</sup>

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<sup>1</sup> City of Scottsdale Historic Preservation Office, "Historic Significance and Integrity Assessment Report for Listing Cattle Track Complex on the Scottsdale Historic Register" (Scottsdale, AZ.: City of Scottsdale Historic Preservation Office, Nd.), 1.

<sup>2</sup> Taliesin West National Register Nomination (Scottsdale, AZ.: City of Scottsdale Historic Preservation Office, 1984), 6.



## **Criterion C: Example of the Work of Master Embodying High Artistic Values.**

Taliesin West is viewed by many as one of Frank Lloyd Wright's masterworks from his Second Golden Age (1936-1959). Many scholars and the press have repeated this appraisal, and in 1973 the American Institute of Architects awarded the building the 25-year award. A 1976 pole by the American Institute of Architects named Taliesin West and five other Wright buildings among the thirty two most important during the United States' 200 years of experience. The Taliesin complex embodies many of Wright's architectural principles: use of natural light, integration of the structures into the landscape, use of local materials, merged indoor/outdoor spaces, and open interior spaces.<sup>3</sup>

### **Description:**

The Taliesin complex is located just north of the intersection of Frank Lloyd Wright Boulevard and Cactus Road in Scottsdale, AZ at the foot of the southwest slope of the McDowell Mountains in the Sonoran Desert. The Frank Lloyd Wright Foundation is the current owner of the complex and the surrounding eleven contiguous parcels of gently sloping to mountainous native desert landscape. The Foundation owned approximately 492 total acres at Taliesin West in Scottsdale. City designation extends only to the "historic core" of the site, which is defined as those buildings constructed during the lifetime of Mr. Wright, 1937-1958, and consists of 10.5886+/- acres containing the buildings and adjacent open space views that are historically and architecturally significant to the complex. The recommended HP boundary is a portion of the 160.1 acre Parcel 217-22-002 and all of a .03 acre Parcel 217-22-002B containing the Kiva Theatre.

As described by the Frank Lloyd Wright foundation on their website, "Taliesin West is a free architectural composition over a 16-foot square unit system, rotating at 45 degrees on itself and gently cascading down the slope of the site."<sup>4</sup> The site plan itself emphasizes strong axes and diagonals, with many significant buildings set at a 45-degree angle to the entrance drive on a northwest-southeast axis. The terraces and a pool to the south and west of the main studio/kitchen/dining building continue the triangular site plan, based on an isosceles triangle with a right angle at the southwestern point of the terrace, and establish a cross axis for the complex. Structures built after the initial construction of Taliesin, including housing built by apprentices, are informally placed irregularly and at a distance from the original core buildings.<sup>5</sup>

The plan and setting of Taliesin West reflects Wright's belief in unifying the built environment with the landscape. The complex itself is set at the base of a mountain, reflecting the meaning of the facility's Welsh name, "shining brow." The approach to the site winds through the desert landscape, and ends at a straight entrance drive divided by a landscaped median that was realigned under Wright's direction in 1958. This final drive is parallel to one side of the triangular site plan for the building complex and begins with a large stone monolith in the median leading to the graveled entrance court, flanked on three sides by walls. Wright's design echoes the "rugged natural geometry" of the mountain backdrop through the use of a geometric layout with fifteen-degree sloping walls and roofs on the structures that produces a three dimensional perspective.

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<sup>3</sup> Ibid, 7, 8.

<sup>4</sup> Frank Lloyd Wright Foundation, *Taliesin West History*, 2005, <<http://www.franklloydwright.org/index.cfm?section=tour&action=display&id=24>> (10 October 2005).

<sup>5</sup> Deborah Abele to Arnold Roy, 2005; City of Scottsdale Historic Preservation Office, "Boundary Review for Taliesin West Local Designation," 2005; Frank Lloyd Wright Foundation, *Taliesin West History*, 2005.

Taliesin West is largely constructed from the varicolored volcanic rock native to the site, which gives the appearance that the building is a part of its environment. To construct the massive walls and structural elements that are the building's most prominent features, stone was set into forms and bound with a special mix of cement and desert sand called "desert concrete." Building massing, stair placement, contrasting materials and colors, and the interplay of light and shadow likewise complement the facility's natural surroundings. Decorative elements on the exterior also lend to the organic feel of the site. Muted Cherokee red paint, which Wright felt was a "life-giving color,"<sup>6</sup> was used on many of the details. Some now call this color 'Taliesin Red'. The rough-sawn redwood beams and rafters form massive wooden frames that support the sloping roofs, and are decorated with a dotted line effect to suggest the native saguaro cactus. Fluidity between indoor and outdoor spaces in the original design completes the union between man-made artifice and nature.<sup>7</sup>

The early or original buildings and spaces constructed during the life of Wright, and constituting the historic core, consist of: Wright's Office and adjacent entry tower (1939), the Shops (1939), the Drafting Studio (1939, with later structural alterations), Kiva Cinema/Theatre (1938), Walkway with Pergola on the central axis (1939), Kitchen and Kitchen Annex (1939), the Dining Room (1939) and Guest Quarters (1941) above Kitchen and dining area with adjacent tower element and bridge across walkway, the Sunset Terrace (1939), the Garden Room (1938) and the Wright's Living Quarters (1940), Apprentice Court and Apartments (1941 with numerous later additions/alterations), Sun Cottage (1948, with later additions/alterations), the Water Tower (1946), Cabaret Theater (1951), Music Pavilion (1956, rebuilt in 1964 after a fire), Apprentice's Court and later additions (1938-1941), and the Realigned Entrance Drive and plating of the Citrus Grove (1958).

From the parking lot, the first building encountered after passing the large tower near the entry is Wright's Office (area 1). Built of sloping concrete and stone walls and covered with a translucent roof supported by exposed wood and steel beams, this building served as Wright's business office, reception room, and part-time drafting studio. As one of the first buildings constructed, the office served as the "dominate architectural theme for the complex," and embodies many of the character defining features of the site. From the office, a broad concrete terrace extends from the northwest to southeast to form the central axis of the complex. The walk is divided into sixteen-foot units, covered by a wooden Pergola, and further divided into smaller geometrical patterns.<sup>8</sup>

The Drafting Studio, Kitchen and Kitchen Annex, and Dining Room form a group of interconnected buildings, and serve as the core of the complex (area 2). Guest Quarters were constructed on the second floor in 1941. The Studio features a similar roof to that of the Office and is rectilinear in shape, 96x30. A fireplace is placed at one end, while a stone and concrete vault is placed at the other, helping to anchor the structure. The space accommodates sixty drafting desks for students of the Taliesin fellowship. Behind the fireplace is the central kitchen, which is connected to the Dining Room, as well as a pantry and breezeway. Initially constructed as an open space, Wright enclosed the Dining Room to form the current 40x28 foot space. An apartment and what is now called the Board Room are to the southwest and abut the kitchen. A prominent 1939 Bell Tower separates the dining area from the studio along the northeast façade of these interconnected spaces.

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<sup>6</sup> Taliesin West National Register Nomination, 1.

<sup>7</sup> Taliesin West National Register Nomination, 1; Frank Lloyd Wright Foundation, 2005,

<sup>8</sup> Frank Lloyd Wright Foundation, 2005; Note: all descriptions of complex on pages 3 and 4 based on this source.

A covered breezeway to the southeast separates these more public or community spaces from the more private living spaces in other areas of the complex to the east and southeast.

The Sunset Terrace (area 3) is a formal triangular outdoor space adjacent to the central buildings and central axis for the site plan. The two sides of the terrace come together at a right angle at a point to the southwest. This end of the triangle represents the prow of a ship in the desert and illustrates the meaning of the Welsh name for the complex, 'shining brow'. People can view the desert valley below from this point and, turning around, can view the main interconnected building complex with the McDowell Mountains in the background. The original canvas 'sails' on the roof of the Studio were replaced with more durable materials so visitors today must use their imagination to see the ship in the desert. The open breezeway through the middle of the main building provides one approach to the Sunset Terrace. Visitors can also walk south from the entrance court along the west side of the triangle to get to the viewpoint at the end of this terrace.

The Garden Room (area 4) is considered to be the showpiece of Taliesin West. Wright designed, built, and continually remodeled this space during his lifetime. The 56x34 room is a spacious and well-lit space with a low ceiling. The room is adjacent to the breezeway and overlooks a garden on the east and to the horizon on the south. A large fireplace dominates one end of the room, and a 10x12 foot patio is placed at the opposite end forming a small alcove. Beyond the alcove are a small bar, restrooms, pantry, and kitchen.

A suite of rooms, including the Wright's Living Quarters (area 5), arranged in an 114x20 foot wing adjoins this space. A prominent Water Tower is adjacent to the central axis of the complex and sits to the northeast of the Garden Room and Living Quarters. Additional living spaces, staff apartments and offices were added to this southeast wing of the main complex after Wright's death 1959.

The Kiva or Hogan Theater (area 6) lies in a separate building adjacent to the central axis of the complex and forms one side of the Apprentice's Court. It has a simple kiva-like rectangular door. The building is constructed of desert masonry walls that support a desert stone roof, and features only one small window and a fireplace. The space has served a variety of functions including as a theater, concert hall, apprentice lounge, library, storage, and currently as a classroom and conference room. A concrete stone bridge connects the Kiva to the second-story apartments above the dining room and adjacent to the water tower.

Briefly before WWII, Wright's apprentices moved from tents to a grouping of small rooms around a courtyard to the east of the main buildings called the Apprentice's Court (area 7). Each small room featured a fireplace and canvas flaps that opened to the desert. The courtyard is intact but adjacent living areas have been altered or added onto by the residents of Apprentice Court over time and the original canvas has been replaced with more durable materials.

The Shops (area 8) was located at the western end of the camp and features a simple square plan with roofed areas opening into a sunlit yard. The desert masonry walls are vertical with narrow openings for decoration and ventilation. The southern wall of the shop area forms one side of the entrance court that visitors first encounter when coming in the realigned 1958 drive from the south.

The half-sunken Cabaret Theater (area 9) extends from Wright's Office into the desert, and was originally called the "Stone Gallery." The building's walls, ceiling, and interior benches are of

reinforced concrete and desert stone. Removable wooden flaps at the entrance gallery may be positioned to open the room to an enclosed garden. At the far end of the building is a large fireplace and projection booth. The sunken position of the Cabaret Theater results in the building exhibiting a comparably lower profile to that of the other structures of Taliesin West.

The Music Pavilion (area 10) is notable in that Wright varied from the 16 foot unit he used throughout the complex in order to accommodate seating in the hall. The structure, rebuilt in 1964 after a fire, is a steel-reinforced building with a roof of rigid-steel frames and translucent plastic. When constructed, Wright attempted to keep the Music Pavilion low enough so that the mountain backdrop could be seen from the main drive. The Pavilion hosts a wide variety of meetings, performances, and exhibitions.

The Citrus Grove (area 11), located on a broad patio between the Music Pavilion and the Kiva Theatre, was part of Wright's site plan for the complex and was one of the last parts of his plan to be improved. The Entrance Drive (area 12) was realigned to include a vertical stone monolith and a landscaped median dividing the drive. The 1958 Citrus Grove and Realigned Entrance Drive were the final Taliesin West improvements overseen by Wright during his lifetime.

The Sun Cottage (area 13) is located where the Wright's first lived at Taliesin West. The structure is freestanding and is located at a short walk through the desert to the east of the main complex of buildings. The original 1938 temporary "cabin" lived in by the Wright's was called the "suntrap". This living area was expanded to the south in 1948 and is renamed the "Sun Cottage." An open air Atrium was later added to the east and was used for dances or other community functions. The area was enclosed in 1962 to form what is now a studio for apprentices. An East Wing of apartments was added in 1962 as well.

## **History:**

Like many from the Midwest, Frank Lloyd Wright began visiting Arizona in the winter months in the late 1920s. In 1927 Wright came to Arizona to participate in the design of the Arizona Biltmore Hotel and Cottages in Phoenix, as a consulting architect. The year after, Wright met Dr. Alexander J. Chandler who commissioned him to design a luxury resort in Chandler, AZ to be called San Marcos-in-the-Desert. Setting up camp ten miles outside of town at a site Wright called Ocatilla, the architect and his apprentices developed many of the ideas and techniques that would later be fully expressed at Taliesin West. However, the stock market crash of 1929 doomed the planned resort, and the Ocatilla camp was abandoned.<sup>9</sup>

In 1937 Wright purchased land for what would be the winter quarters of his office and his Taliesin Fellowship of apprentices formed in 1932, although Taliesin in Spring Green, Wisconsin would still serve as the group's summer headquarters. Constructed beginning in 1937 and 1938, Taliesin West represents one of Wright's masterworks during what Grant Manson describes as Wright's "Second Golden Age," which began in 1936 after his initial success with his "Prairie Houses" in the Chicago area and a period of relative inactivity.<sup>10</sup>

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<sup>9</sup> Bruce Brooks Pfeiffer, "The Lure of the Desert," *Frank Lloyd Wright Quarterly* 10:4 (Fall 1999), 3, 5-6; Taliesin West National Register Nomination, 2-3.

<sup>10</sup> Taliesin West National Register Nomination, 1-2.

Initially the complex began as a collection of tents and wooden frame buildings with canvas roofs that students of the fellowship constructed under the guidance of Wright. Drafting tables were set up in the open desert, and construction proceeded on the spot. From the beginning Taliesin was envisioned as a practical working and living space that would embody all of Wright's architectural principals: interior and exterior harmony with the environment, human scale, and incorporation of intimate spaces. Plans emphasized the integration of indoor and outdoor spaces through the incorporation of patios and an open interior design; diffusion of natural light through canvas roofs; and incorporation of natural materials such as the stone and sand found at the site that formed the massive walls and expansive patios that dominate the design. Initial construction at the site was completed in 1938.<sup>11</sup>

Over the next two decades, Wright and his family came to spend increasing amounts of time at his western encampment, and he and his students constantly experimented with different techniques and materials. According to the National Register Nomination completed in 1974, Wright "did not conceive of the place as ever becoming a museum complex, but rather as a continuing architectural laboratory."<sup>12</sup> After his death in 1959, Wright's apprentices continued their master's constant experimentation at the site under the supervision of Wright's widow, Olgivanna Wright, and later William Wesley Peters. New buildings, or additions to older buildings, have been added to accommodate the changing needs of the fellowship and to meet the organizations continuing mission of education, preservation, and architectural excellence.<sup>13</sup>

### **Significance:**

The Taliesin complex is significant as an example of a masterwork of architecture, and as the winter residence, school, and office of the influential architect Frank Lloyd Wright. The site also speaks to larger themes associated with the development of art and architecture in Scottsdale and the region.

### **Taliesin West as the Wrights' Home**

Initially, the Wrights lived in a temporary "cabin" on the Taliesin site called the "suntrap." This building was expanded in 1948 and is now called the "Sun Cottage." The Wright's apartment in the main complex, the Living Quarters, was first occupied in 1941. The Wrights generally divided their time between Arizona and Wisconsin, with the exception of when Mr. Wright supervised major commissions in person as in the case of the Guggenheim Museum in New York City. Mrs. Wright continued to live at Taliesin West after her husband's death in 1959 until her own in 1985.<sup>14</sup>

### **The Taliesin West as an Arts and Architecture Community**

Taliesin West and Taliesin Wisconsin both served as laboratory communities for Wright's ideas about architecture, education, and society in general. While these concepts only relate broadly to city planning and architecture, they were none-the-less central to Wright's design efforts and are incorporated into Taliesin West. To Wright, architecture was both reflective of society's ills and a cause of them, which he felt could be solved through intelligent and harmonious design and interdependent living. Wright conceived Taliesin West as a miniature of his "Usonian community,"

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<sup>11</sup> Ibid, 2-3.

<sup>12</sup> Ibid, 4.

<sup>13</sup> Ibid, 4; Frank Lloyd Wright Foundation, 2005.

<sup>14</sup> Taliesin West National Register Nomination, 4.

or self-sufficient living city. Apprentices were expected to not only learn the principles of design, but also to build and experiment with their own buildings. Likewise, they were to contribute to the community by performing manual labor such as cooking and cleaning. Wright also welcomed a variety of artistic and aesthetic endeavors including music, painting, sculpture, drama, and philosophy, which are seen by his provision of spaces at Taliesin for these activities. This holistic approach to society, design, and the arts is continued today through the Frank Lloyd Wright Foundation and the Frank Lloyd Wright School of Architecture.

### **Taliesin West as an Architectural Masterwork**

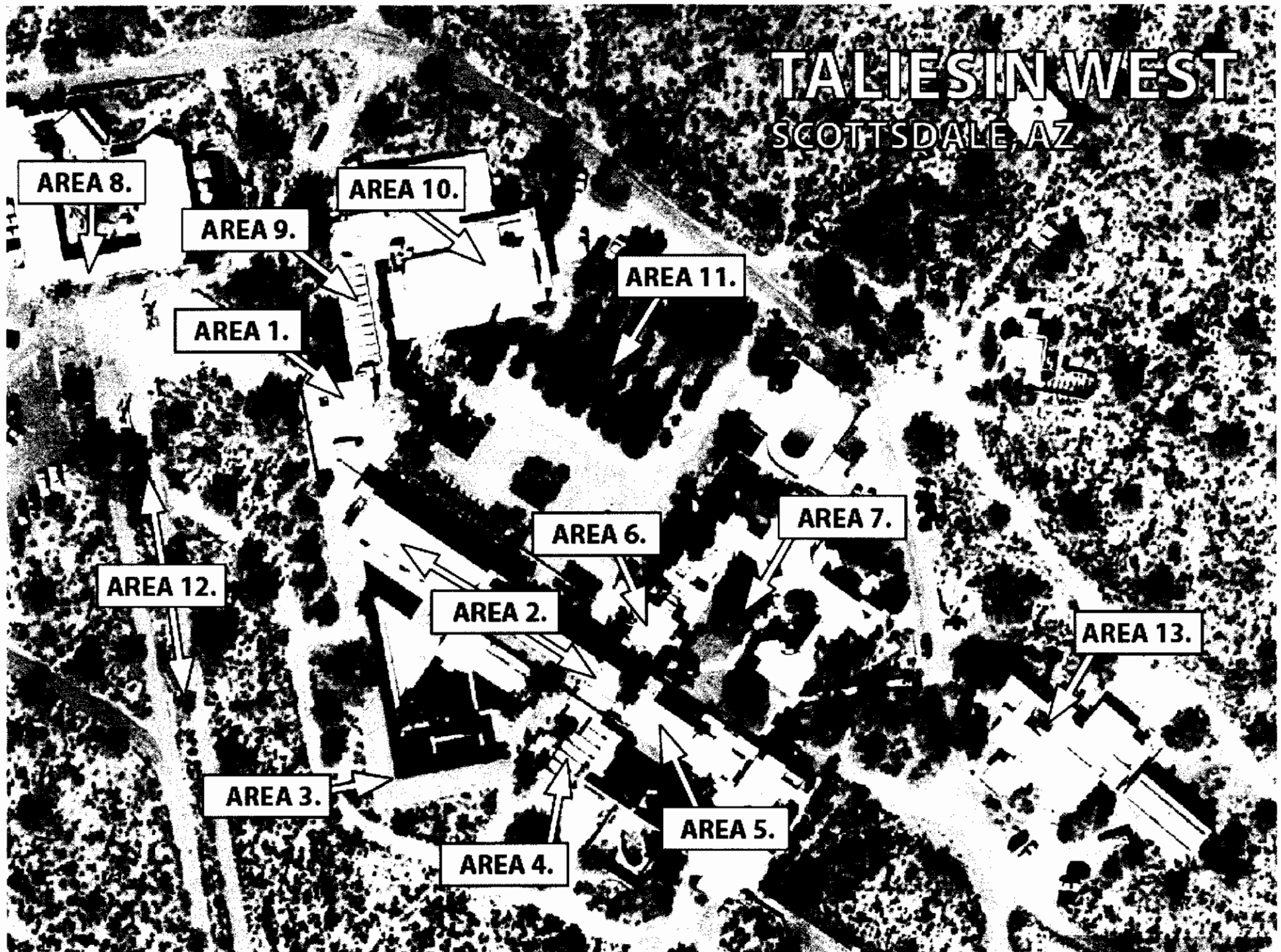
Taliesin West has been recognized as one of the U.S.'s and Wright's greatest masterworks during his Second Golden Age by academia, the press, and the public. The complex is honored not only by placement on the State of Arizona Historic Register and the federal National Register of Historic Places, but it has also been declared a National Landmark, a designation achieved by less than 10% of the sites and buildings placed on the National Register. This distinction marks Frank Lloyd Wright's Taliesin West as a place with national significance to American architecture, culture, and art.<sup>15</sup>

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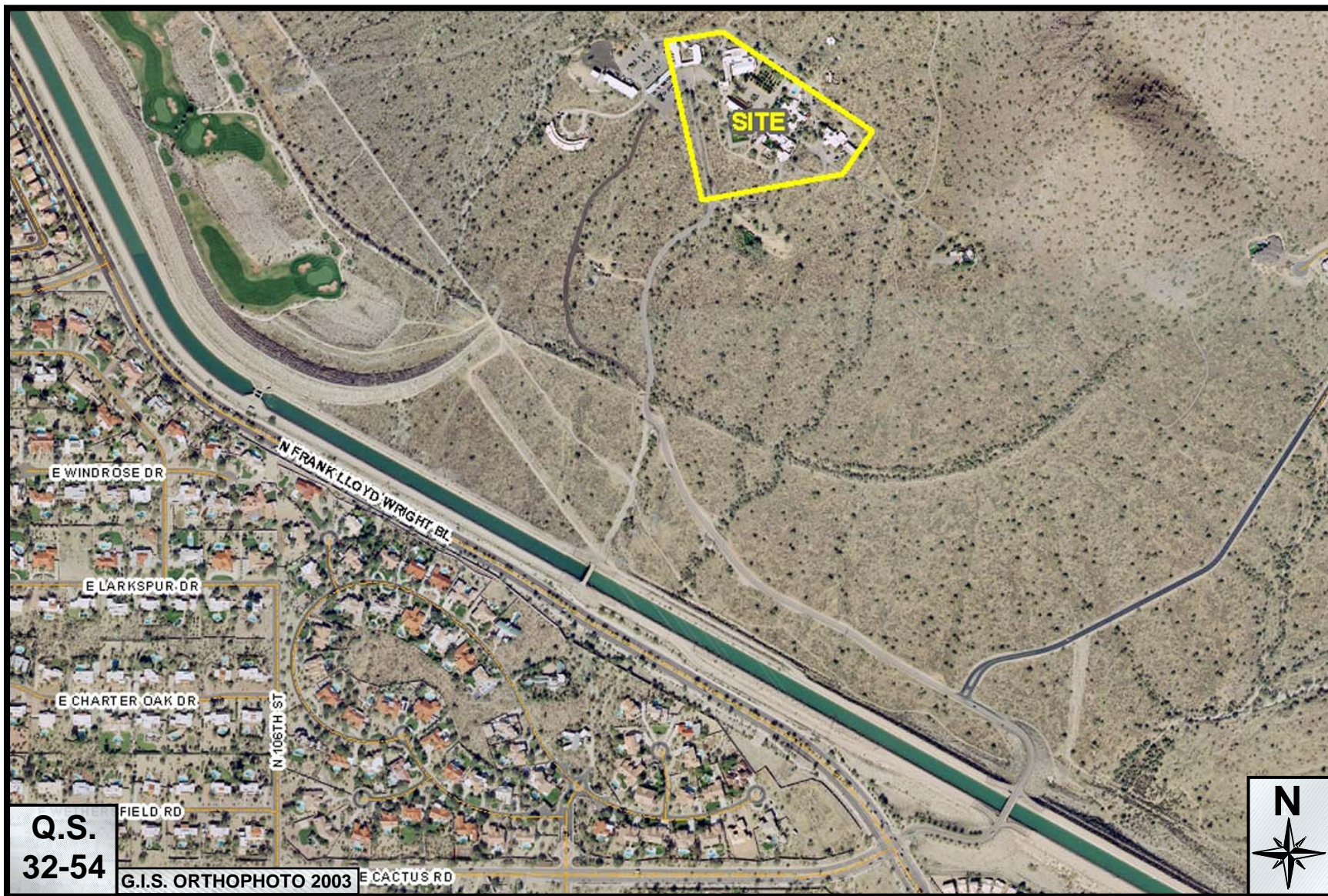
<sup>15</sup> Taliesin West National Landmark Nomination (Scottsdale, AZ.: City of Scottsdale Historic Preservation Office, Nd.), 1; Taliesin West National Register Nomination, 1.

# TALIESIN WEST

SCOTTSDALE, AZ





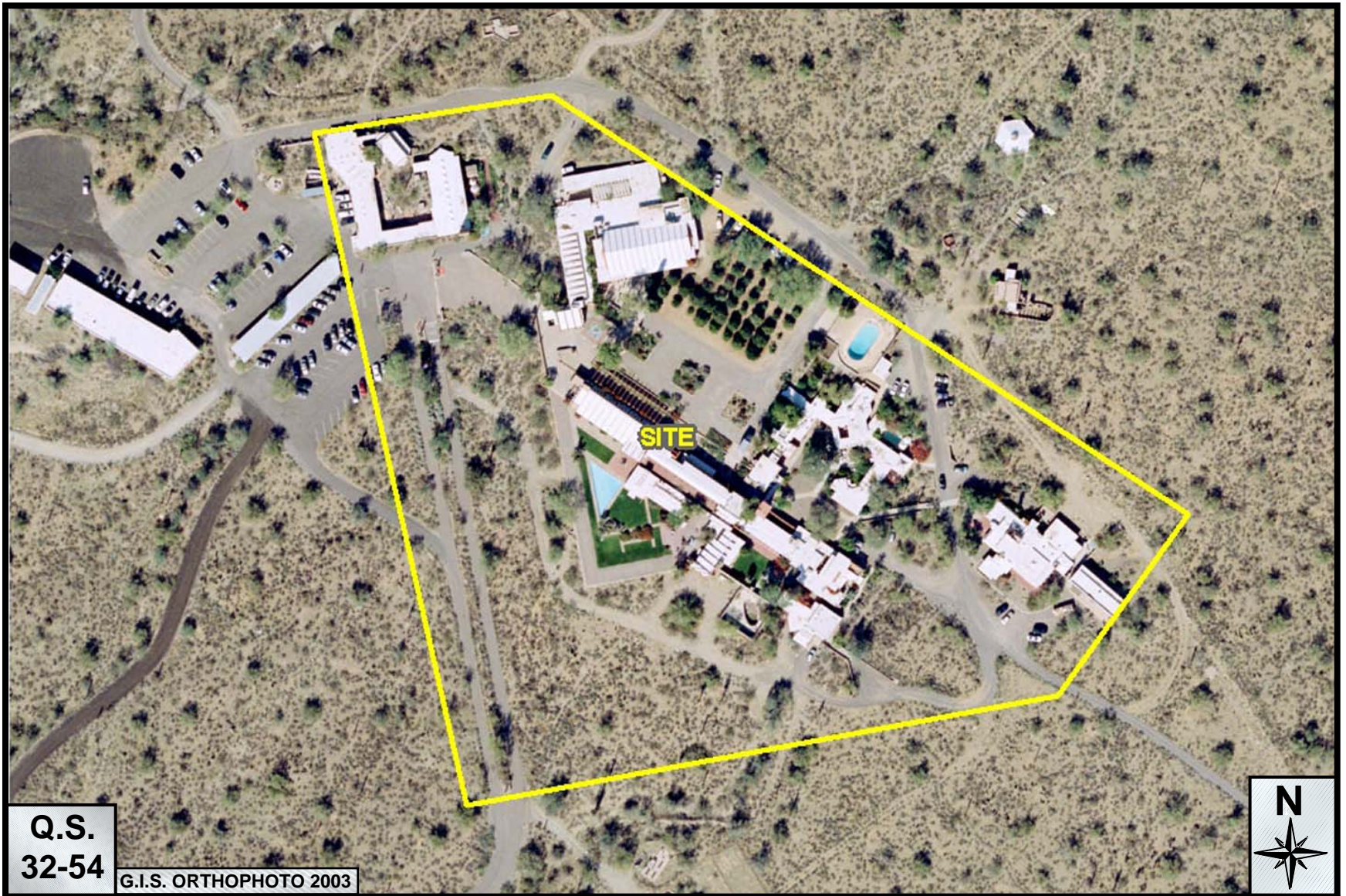


Taliesin West HP Overlay Zoning

**21-ZN-2005/6-HP-2005**

ATTACHMENT 2.



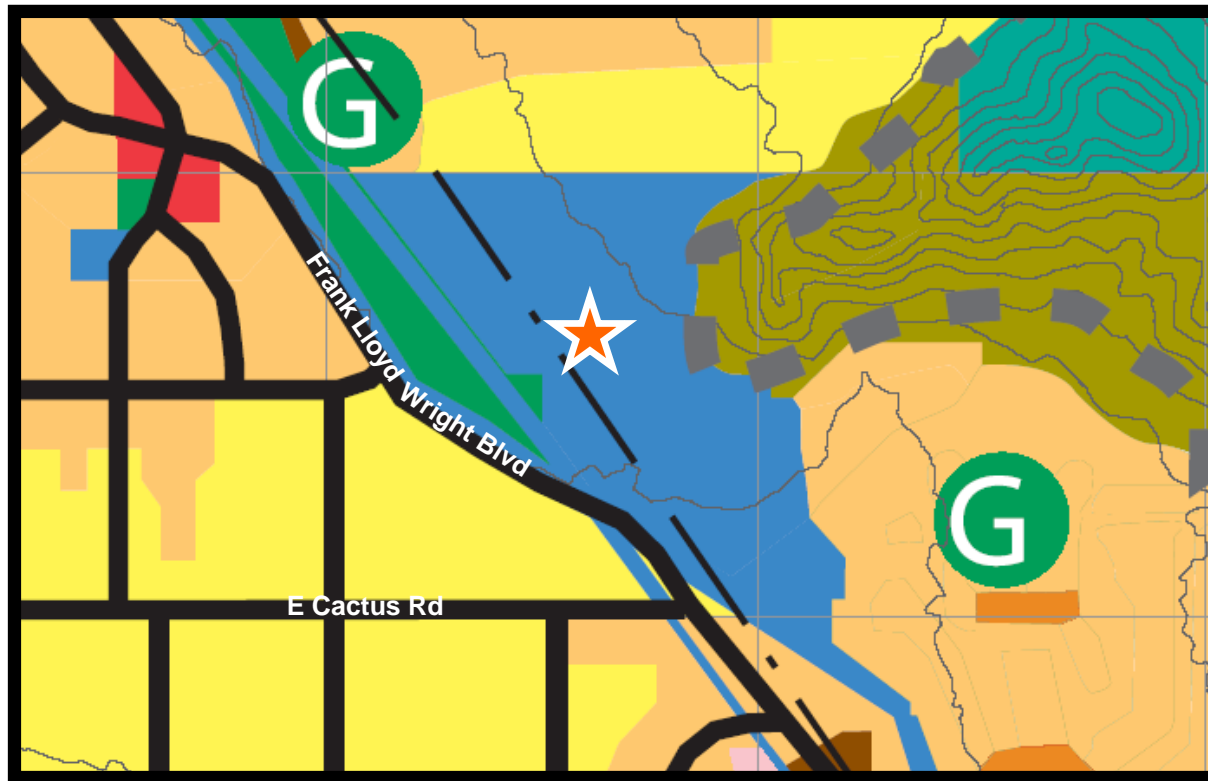


Taliesin West HP Overlay Zoning

**21-ZN-2005/6-HP-2005**

ATTACHMENT 2A.

# General Plan



**21-ZN-2005/6-HP-2005**

**ATTACHMENT 3.**

Adopted by City Council October 30, 2001  
 Ratified by Scottsdale voters March 12, 2002  
 revised to show McDowell Sonoran Preserve as of May 2004  
 revised to reflect General Plan amendments through June 2004





## **LEGAL DESCRIPTION**

### **TALIESIN WEST PARCEL**

A portion of the Northeast quarter of Section 16, Township 3 North, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at the Center Quarter corner of said Section 16, marked with a one inch iron pipe monument from which the East quarter corner of said Section 16, marked with a General Land Office brass cap monument, lies South  $89^{\circ}55'30''$  East 2633.01 feet;

thence North  $55^{\circ}43'16''$  East 722.16 feet to the POINT OF BEGINNING;

thence North  $10^{\circ}48'11''$  West 757.68 feet;

thence North  $79^{\circ}11'49''$  East 269.42 feet;

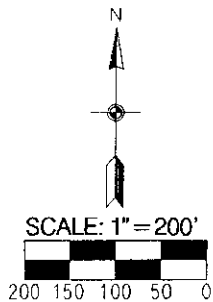
thence South  $55^{\circ}48'11''$  East 823.34 feet;

thence South  $34^{\circ}11'49''$  West 248.19 feet to a point from which the said East quarter corner of Section 16 lies South  $68^{\circ}37'49''$  East 1473.46 feet;

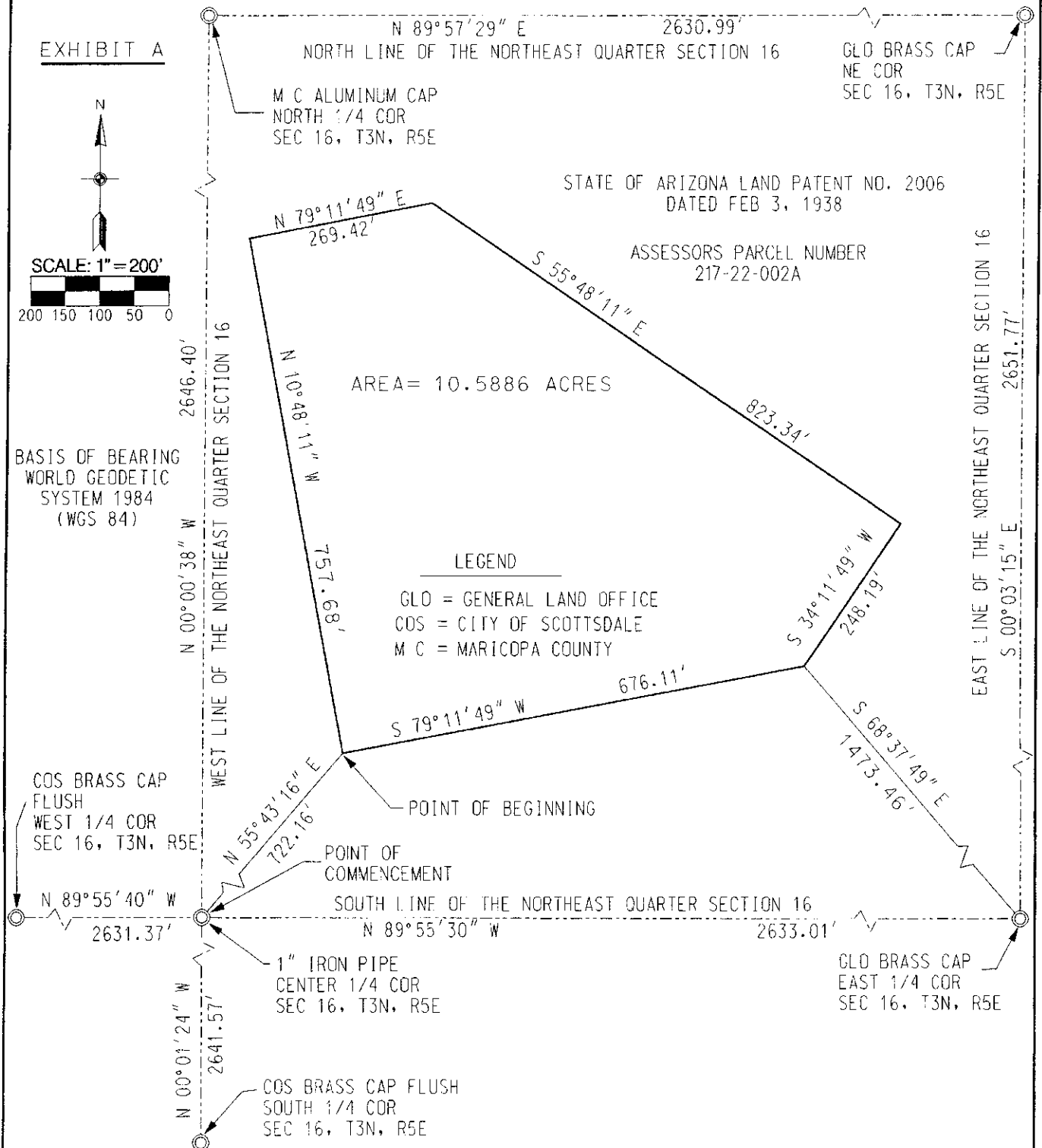
thence South  $79^{\circ}11'49''$  West 676.11 feet to the POINT OF BEGINNING.

Containing 10.5886 acres, more or less.

EXHIBIT A



BASIS OF BEARING  
WORLD GEODETIC  
SYSTEM 1984  
(WGS 84)



TALIESIN WEST PARCEL

CITY OF SCOTTSDALE  
PLANNING AND DEVELOPMENT SERVICES DEPT.  
INSPECTION AND LAND SURVEY SERVICES

|                 |                |             |                 |              |
|-----------------|----------------|-------------|-----------------|--------------|
| PROJECT # 05079 | SURVEYED BY MJ | DRAWN BY MJ | DATE 10-12-2005 | SHEET 1 OF 1 |
|-----------------|----------------|-------------|-----------------|--------------|



2651.51

N 00°01'24" W  
2641.57'

1" IRON PIPE  
CENTER 1/4 COR  
SEC 16, T3N, R5E

COS BRASS CAP FLUSH  
SOUTH 1/4 COR  
SEC 16, T3N, R5E

2651.04

GLO BRASS CAP  
EAST 1/4 COR  
SEC 16, T3N, R5E

TALIESIN WEST PARCEL

CITY OF SCOTTSDALE  
PLANNING AND DEVELOPMENT SERVICES DEPT.  
INSPECTION AND LAND SURVEY SERVICES

PROJECT # 05079

SURVEYED BY MJ

DRAWN BY MJ

DATE 10-12-2005

SHEET 1 OF 1



FRANK LLOYD WRIGHT FOUNDATION

September 13, 2005

Nancy Dallett  
Chair, Taliesin Subcommittee  
Historic Preservation Commission  
City of Scottsdale  
7506 E. Indian School Road  
Scottsdale, Arizona 85251

Nancy:

On behalf of the Frank Lloyd Wright Foundation and in conformance with our Development Agreement with the City, we accept the proposed historic preservation boundaries as voted by the Historic Preservation Commission on September 8, 2005 subject only to our approval of a legal description.

The Foundation has already been in contact with City staff, requesting assignment of a staff member to begin the Special Campus District rezoning process. At this time, we are waiting for a response, but it is our intention to begin immediately. It is our understanding from the City that the rezoning process will take nine to 12 months.

As we discussed in the Taliesin Subcommittee meetings, it is the Foundation's intention to keep the Historic Preservation Commission apprised of the rezoning activities and we intend to report to the Commission every 60 or so days in a manner convenient to both parties.

The Foundation understands the Historic Preservation Commission will appoint a liaison to the Foundation to ensure that as the zoning proceeds, the Historic Preservation Commission will be able to comment on development plans, recognizing the Historic Preservation Commission is especially concerned with view corridors to and from the historic building core.

If the Special Campus District process is delayed or unsuccessful at the end of two years from now, the Foundation agrees to revisit the HP boundary designation with the Taliesin Subcommittee and mutually agree upon whether there is a need to revise such boundary.

Sincerely,

A handwritten signature in dark ink, appearing to read "V. Swaback", written over a horizontal line.

Vernon D. Swaback

CC: Debbie Abele  
Don Meserve  
Beverly Hart

**Attachment 6.**

**Taliesin West HP Designation Committee  
of the Scottsdale Historic Preservation Commission  
Formed 6/2005**

Charge for the Committee: Put appropriate incentives and protections in place for Taliesin West using the HP overlay zoning designation process, and Provide a method of participation that recognizes the intricacies of interests associated with the property (FLW Foundation, Taliesin Fellowship, FLW School of Architecture, Archives, Public, Etc.)

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[Ndallett@cox.net](mailto:Ndallett@cox.net), [nancy.dallett@asu.edu](mailto:nancy.dallett@asu.edu)

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## **SUMMARIZED MINUTES**

**HISTORIC PRESERVATION COMMISSION**  
**Nave, Community Design Studio**  
**7506 E. Indian School Road**  
**Scottsdale, Arizona**  
**January 12, 2006**  
**5:30 p.m.**

### **ATTENDANCE**

**Present:** Ed Wimmer, Chairman  
George Hartz, Vice-Chairman  
Nancy Dallett  
Dezbah Hatathli  
Kathy Howard  
Paul Winslow

**Absent:** Lisa Loss

**Staff:** Debbie Abele  
Don Meserve  
Don Hadder, Sr.  
Bruce Washburn, Assistant City Attorney

**Also Present:**  
John Berry  
Barney Gonzales  
Beverly Hart  
Larry Heiny  
Joan Hoey  
Sarah Stuckey  
Susan Wood  
Charles Wood  
Spencer Wright

### **1. CALL TO ORDER**

Chairman Wimmer called the meeting to order at 5:30 p.m.

### **2. INTRODUCTIONS AND ROLL CALL/ MINUTES**

The presence of Commissioners as shown above was noted.

### **3. PUBLIC HEARING ITEM**

#### **TALIESIN WEST HP OVERLAY ZONING MAP AMENDMENT**

The case for a public hearing by the Commission is concerning the property at 12621 N. Frank Lloyd Wright Blvd., cases number 6-HP-2005 and 21-ZN-2005.

Chairman Wimmer indicated that staff representatives, as well as the property owner, are present to address the issue.

Ms. Abele offered the staff report on cases number 6-HP-2005 and 21-ZN-2005, referencing materials that were distributed in a packet mailed to the Commissioners in association with this HP overlay zoning proposal. She presented a detailed history of the events and/or activities that led to the proposed HP designation for a portion of the Taliesin West property. She further offered background information explaining how the determination for HP designation of this property was made, as well as detailed information on the historical significance of this property. She concluded by stating that due to the historical significance of the property, staff, along with the Taliesin West HP Designation Committee of the Commission, are recommending that HP Overlay Zoning be applied to approximately 10-2/3 acres of Taliesin West to formally recognize the significance of the property and list it on the Scottsdale Historic Register.

Chairman Wimmer opened the floor for questions and comments from the Commission.

Commissioner Howard expressed great concern that only 10.6 acres of the 492 acres owned by the Frank Lloyd Wright Foundation at Taliesin West are to have HP designation. She stated that the limited amount of property "fails to account for the fundamental essence of Mr. Wright's architectural philosophy, integration of the natural and built environments." She referenced an article, as well as 125 pages of correspondence between Taliesin's staff that argues for the preservation of viewsheds. She stated that her concern is that in designating structures the Commission has overlooked the "most precious legacy Mr. Wright bestowed" upon the public; specifically views from the site of Weaver's Needle, the Superstitions, the SanTans, South Mountain, the Estrellas, and Camelback Mountain. She concluded by opining that the Historic Property overlay should be enlarged to include and preserve some of "these spectacular and historic views while there is still time."

Chairman Wimmer opened the floor for questions and comments from representatives of the Frank Lloyd Wright Foundation (Foundation), the property owner.

Mr. Berry indicated that the Foundation had nothing more to add. He expressed the gratitude of the Foundation for the time and effort spent by the Commission and it's Sub-Committee.

Chairman Wimmer opened the floor for questions and comments from the public.

Ms. Susan Wood addressed the Commission on behalf of Nan Nesvig, submitting a letter to the Commission for the public record. Reading excerpts from the letter, she indicated that Ms. Nesvig urged the Commission to provide additional restrictions on the land at this time. She opined that language should be inserted in the approval notice which will restrict changes to the zoning and disallow conversion back to R1-35 Taliesin zoning unless approved through a vote of the people. She quoted Randy Grant, stating that "it does not matter if the land is designated SC or HP, the City can and will revert back to original zoning on that land, ignoring the overlay placed on it."

Barney "B. J." Gonzales addressed the Commission. He expressed his gratitude to the Commission for the diligence in pursuing the zoning amendment for Taliesin. He encouraged the Commission to submit this special zoning to the City Council as soon as possible. He further encouraged the Commission to look at the SC Zoning for Taliesin as soon as possible. He opined that it is necessary to protect Taliesin as the "historic gem" that it is.

There being no other citizens wishing to speak, Chairman Wimmer closed the public testimony. In response to the public comments, Chairman Wimmer opined that the HPC hearing is limited in scope to considering the proposed HP overlay zoning for Taliesin West and that restricting zoning is outside the scope of the action before the HPC.

**VICE-CHAIRMAN HARTZ MOVED TO APPROVE THE HP OVERLAY DESIGNATION OF TALIESIN WEST PROPERTY AS DEFINED WITHIN THE MAPS AND LEGAL DESCRIPTION OF THE BOUNDARIES THAT WERE PREVIOUSLY APPROVED FOR THE CASE.**

The motion is made in recognition of the importance of Taliesin West to the history of the City of Scottsdale as an Arts and Tourist Destination, to its association with Frank Lloyd Wright, one of the most famous figures in the history of the Scottsdale area, and because of the unique and special architectural design of the structures at the Taliesin West location.

**COMMISSIONER DALLETT SECONDED THE MOTION TO APPROVE THE HP OVERLAY DESIGNATION OF TALIESIN WEST PROPERTY AS DEFINED WITHIN THE MAPS AND LEGAL DESCRIPTION OF THE BOUNDARIES THAT WERE PREVIOUSLY APPROVED FOR THE CASE.**

Commissioner Winslow commented on Commissioner Howard's earlier comment, noting that he supports the philosophy of her opinion. However, he indicated that he would vote on the designation as it has been proposed primarily because the views at Taliesin West have changed significantly due to the growth and development of the City. But even more importantly, he fears that adding complicated restrictions has the potential to cause unintended consequences to occur. He further opined that he is concerned that by postponing the HP designation in order to include the views at Taliesin West, the proposed overlay might become delayed indefinitely.

Commissioner Dallett agreed with Commissioner Winslow, but assured the Commission that we are in a good position with regards to HP at Taliesin, and that with Special Campus zoning, we can assure protection of the property and view sheds, and that also we can revisit this question in two years.

**THE MOTION TO APPROVE THE HP OVERLAY DESIGNATION OF TALIESIN WEST PROPERTY AS DEFINED WITHIN THE MAPS AND LEGAL DESCRIPTION OF THE BOUNDARIES THAT WERE PREVIOUSLY APPROVED FOR THE PROJECT CARRIED BY A VOTE OF FIVE (5) TO ONE (1). COMMISSIONER HOWARD DISSENTED.**

#### **4. REGULAR AGENDA ITEMS**

##### **MINUTES: DECEMBER 1, 2005 SPECIAL MEETING**

Commissioner Hartz noted that he was present at the December 1, 2005 Special Meeting, however, he is listed as absent on the meeting minutes.

**COMMISSIONER DALLETT MOVED TO APPROVE THE DECEMBER 1, 2005 SPECIAL MEETING MINUTES AS AMENDED. COMMISSIONER HARTZ SECONDED THE MOTION, WHICH CARRIED UNANIMOUSLY BY A VOTE OF SIX (6) TO ZERO (0).**

**PRESENTATION/DISCUSSION: E-MAILS AND OPEN MEETING LAW**

Mr. Washburn distributed a copy of the published opinion of the Arizona Attorney General regarding the use of e-mail and possible violations of the Arizona Open Meeting Law to the Commission.

Mr. Washburn informed the Commission of the various fines that could be applied if a violation of the Open Meeting Law was determined to have occurred.

Mr. Washburn defined a meeting as the gathering of a quorum of a board or commission to discuss legal action, take legal action, deliberate about legal action or propose legal action. He further clarified that a gathering of a quorum could be accomplished serially via email simply by using the "forward" and/or "reply all" options available with most email programs.

Mr. Washburn referenced a memo by Debbie Robberson, City Attorney which advises the use of a signature line that states: "Do not disseminate this to other board members in order to avoid any Open Meeting Law violation."

Mr. Washburn presented various examples of emails that would not be considered in violation of the Open Meeting Law. He offered examples of terminology to be used to prevent violations of the Open Meeting Law.

Mr. Washburn stated that communications from staff to the Commission would not ever be in violation of the Open Meeting Law. Therefore, he suggests requesting staff to accumulate information and provide that information to the Commission.

Discussion ensued regarding possible violations of the Open Meeting Law and how to avoid those violations.

In response to a question by Chairman Wimmer, Mr. Washburn stated that the Open Meeting Law would apply to telephonic communications in the same way that it applies to email communications.

Further discussion ensued regarding possible violations of the Open Meeting Law and how to avoid those violations.

Vice-Chairman Hartz requested clarification on how the Open Meeting Law applies to committees. Chairman Wimmer clarified that the Promotion Committee in question is one that does not take any form of legal action. It is merely an educational committee which distributes flyers and other information. Mr. Washburn committed to acquire that specific information and report back to Mr. Meserve, who would then report the findings to the Commission.

In response to a question by Commissioner Howard, Mr. Washburn indicated that all research obtained by individual commissioners could be shared in open meetings in order to avoid a violation of the Open Meeting Law. Mr. Washburn will obtain information regarding whether or not research materials can be disseminated prior to a scheduled meeting.

In response to a question by Chairman Wimmer, Mr. Washburn clarified that a discussion could occur between commissioners so long as a quorum of the Commission was not present. Chairman Wimmer noted that a quorum of the HPC is four (4) members.

### **ELECTION OF CHAIR AND VICE-CHAIR FOR 2006**

**COMMISSIONER WINSLOW MOVED TO REINSTATE CHAIRMAN WIMMER AND VICE-CHAIRMAN HARTZ TO THEIR CURRENT POSITIONS ON THE COMMISSION. COMMISSIONER HOWARD SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY BY A VOTE OF SIX (6) TO ZERO (0).**

### **VILLAGE GROVE AND TOWN AND COUNTRY PRESERVATION GUIDELINES**

Ms. Abele recalled that the final three (3) chapters of the Village Grove Preservation Guidelines were previously emailed to the Commission. Ms. Abele also distributed copies of the complete draft of the Village Grove Preservation Guidelines. She noted that some changes had been made, and urged the Commission to review and revise as necessary. Ms. Abele requested approval of the guidelines text content at the February 2006 meeting, noting that approval of format would be requested at a later time. The initial guidelines will be used in the approval process of applications for changes requiring a building permit.

### **SATURDAY WORKSHOP FOR HISTORIC DISTRICT RESIDENTS**

Ms. Abele indicated that the legal agreements have not yet been finalized and therefore, the date of the workshop has been changed to January 21, 2006, from 10:00 a.m. to 2:00 p.m. The rehab program presentation will occur at 10:00 a.m. and 1:00 p.m. Don Ryden, Architect will be available from 10:00 a.m. to 12:00 p.m. to assist homeowners with architectural design questions. Michael Kelly, Architect will be available from 11:00 a.m. to 1:00 p.m. and Bob Graham, Architect will be available from 12:00 p.m. to 2:00 p.m. to assist homeowners with architectural design.

Mr. Meserve stated that the postcard that was mailed to the residents requested an R.S.V.P. if architectural design assistance would be needed and noted that Wendy Crawford was currently the only resident to R.S.V.P. Residents should receive the postcard invitation sometime this week or next. Mr. Meserve already sent the workshop notice to residents on his email distribution lists for the two neighborhoods.

Mr. Meserve reported that staff is in the process of posting the application forms and legal documents on the website to allow residents easy access to those documents.

Ms. Abele indicated that the deadline for submission of rehab applications has been changed from February 1, 2006 to February 15, 2006 to give applicants time to prepare their plans.

### **RETREAT PLANNING FOR JANUARY 28TH ON 2006 WORK PROGRAM**

Ms. Abele presented a draft 2006 Retreat agenda. The Retreat is scheduled to occur on January 28, 2006 beginning at 9:00 a.m. at the Hotel Valley Ho.

Discussion ensued regarding various topics to be added to the Retreat Agenda.

## **COMMITTEE REPORTS/MEETING SCHEDULES AND DISCUSSIONS**

### **A. COMMUNITY OUTREACH COMMITTEE**

Vice-Chairman Hartz addressed the Commission.

The next scheduled meeting for the Community Outreach Committee will occur on January 23, 2006.

Mr. Meserve distributed printed materials regarding Design Day, which will occur on February 25, 2006.

Chairman Wimmer questioned whether the Design Day flyer would cause confusion as to the purpose of that program, noting that it may or may not relate to other HPC events. Mr. Meserve indicated that there may be some confusion. Ms. Abele pointed out that materials distributed concerning HPC events have clear indications that they are from the HPC.

Chairman Wimmer expressed concerns that residents may believe that Design Day and the HPC Workshop are the same event.

### **B. HISTORIC REGISTER COMMITTEE**

Commissioner Howard indicated that there was nothing to report.

Commissioner Dallett stated that the first meeting on the Special Campus Zoning of Taliesin West was held December 5, 2005. The next scheduled meeting will occur on January 19, 2006. She is the Commission's liaison for the Special Campus zoning.

Chairman Wimmer requested that a report on this Taliesin West Sub-Committee be placed on the agenda for the next scheduled HPC meeting.

## **HPO/STAFF REPORT AND ANNOUNCEMENTS**

Ms. Abele recalled that last fall there was a temporary assignment recruitment by FEMA for historic preservation consultants to assist in the post-Katrina disaster relief of New Orleans in compliance with Section 106. Ms. Abele reported that she had been offered a 90-day assignment by FEMA. If the assignment is still available in February, she will be absent for three months through April.

Vice-Chairman Hartz requested that Ms. Abele offer a presentation upon her return from the assignment.

Mr. Meserve noted that the HPC Workshop would be held January 21, 2006. The Joint Meeting with the Planning Commission will be held February 8, 2006, 3:30 p.m. to 4:30 p.m. with an HPC meeting to follow. The Parada Del Sol will be held February 18, 2006.

Vice-Chairman Hartz inquired about the date for the posting of the street signs for the Scottsdale Historic Districts. Mr. Meserve stated that the signs are still in production and the signposting event has been postponed to February 11, 2006.

Ms. Abele stated that the street sign topic will be discussed further at the Retreat. The proposal is to have the Mayor, Council and Commission Members transported by van to the first site, then to the second site. This will allow for a more orderly event and fewer cars.

Chairman Wimmer expressed his hope that all Commissioners are available to attend the joint meeting with the Planning Commission on February 8, 2006. He opined that there has been a historic lack of understanding by the Planning Commission as to the functions and responsibilities of the Historic Preservation Commission. He stated that he would like to see that lack of understanding dissolved.

Mr. Meserve reported that the Planning Commission has elected new officers; effective February 8, 2006, Steve Steinberg will be the Chairman, and James Heitel will be Vice-Chairman.

Ms. Abele noted that Mr. Steinberg previously applied for appointment on the Historic Preservation Commission, and that he is interested in Historic Preservation.

In response to a question by Commissioner Dallett, Ms. Abele indicated that Taliesin West HP overlay zoning will go before the Planning Commission for a hearing on February 22, 2006, and City Council in April, 2006.

Vice-Chairman Hartz requested a correction of email address from a member of the public who indicated that Mr. Meserve had a current email address for him.

## **5. COMMISSIONER COMMENTS AND ANNOUNCEMENTS**

None.

## **6. PUBLIC COMMENTS**

None.

## **7. FUTURE MEETINGS AND AGENDA ITEMS**

Historic Preservation Commission Retreat to be held at 9:00 a.m. on January 28, 2006 at the Hotel Valley Ho.

Historic Preservation Workshop for historic district residents will be held January 21, 2006.

Joint meeting with the Planning Commission will be held from 3:30 p.m. to 4:30 p.m. on February 8, 2006.

Historic Preservation Commission Meeting to will be held at 5:00 p.m. on February 8, 2006 following the joint meeting with the Planning Commission.

## **8. ADJOURNMENT**

There being no other business to discuss, the meeting adjourned at 6:52 p.m.

Respectfully submitted,  
A/V Tronics, Inc.

Taliesin West Historic Property Overlay Zoning  
(21-ZN-2005/ 6-HP-2005)  
Photos of Taliesin West  
Attachment #9

The above attachments are on file at the City of  
Scottsdale Current Planning office,  
7447 E Indian School Road, Suite 105.



**CITIZEN INVOLVEMENT REPORT**  
**Taliesin West Historic Property (HP) Overlay Zoning Map Amendment**  
**Case #21-ZN-2005/6-HP-2005**

Numerous efforts have been undertaken already to ensure that interested citizens and nearby property owners understand the proposed zoning map amendment and have adequate opportunities to comment on the case. This report describes the citizen involvement efforts undertaken to comply with the requirements for a citizen involvement

**1. IDENTIFICATION OF INTERESTED/POTENTIALLY IMPACTED PARTIES - Done**

The interested/potentially impacted parties identified in the Citizen Review Plan have been contacted. Frank Lloyd Wright Foundation (owner) representatives at meetings have included Vern Swaback, Beverly Hart, Sarah Stuckey, Arnold Roy and John Berry, attorney for the Board. HOAs were included on the mailing labels for meeting and hearing notices. Some information was provided in weekly updates to the Mayor and City Council, and City Manager, Assistant City Managers. Bob Cafarella made other reports to Assistant City Manager, Ed Gawf in person.

**2. NOTIFICATION METHODS - Done**

Staff followed HP ordinance and zoning ordinance standards for notifying the owner and public of HPC meetings. Agendas, minutes and case fact sheet were posted on Internet and sent to interested citizens. First class mailings for hearings and open houses were completed to surrounding owners, HOAs and interested citizens on notification list for zoning cases. Ongoing contacts with the Foundation and representatives occurred by email, phone and in-person as appropriate, on open houses, HPC meetings and hearings. The site was posted with the Early Notification and Zoning Hearing signs as required, and legal notices were placed in the newspaper for the public hearing (HPC).

**3. INFORMATION ON SUBSTANCE OF HP ZONING CASES - Done**

Maps of HP area and copies of the Narrative from the application were provided as handouts at open houses. Other handouts included information on the criteria for designation, HP zoning process, Scottsdale Historic Register, and general information on the historic preservation program. Staff used media updates, Internet, newspaper articles and other techniques to inform the public about the pending overlay zoning and register nomination. The case files were available in both Current Planning (21-ZN-2005) and Preservation (6-HP-2005) for the public to inspect/review. Staff responded to some phone calls, emails, etc. from reporters and the public to answer questions about historic preservation and the case. Some newspaper articles and an editorial in support of the designation were in the local papers.

**4. OPPORTUNITIES FOR COMMENT BEFORE HEARINGS - Done**

*Committee Process:* Following the September 2003 agreement between the City and the Foundation, the HPC and Preservation staff have visited Taliesin West and talked to representatives of the Foundation (owner) on several occasions. In the spring of 2005, the Commission decided to form a committee to prepare a boundary recommendation. The committee included a representative of the Foundation and other people with special knowledge of Taliesin West. The Taliesin West HP Designation Committee met six times from June 2005 to September 2005 to prepare a mutually agreed upon boundary recommendation for the HPC. In September 2005 a letter was sent from the HPC Chair to the Foundation seeking their support for the proposed HP boundary recommended by the committee. Vern Swaback, Chairman of the Board of Directors of the FLW Foundation at that time, met with the Committee twice and sent a letter of support for the committee's HP boundary recommendation.

*Initiation and Opportunities for Community Involvement:* On October 13, 2005 the HPC conducted a hearing on initiating an HP overlay zoning case for Taliesin West for the boundary recommended by the committee. The Chairman determined that additional discussion was needed and, following a second hearing and more discussion, the HPC initiated an HP overlay zoning case for Taliesin West on November 10, 2005 by a vote of 4 to 0.

Twenty public meetings have been held on Taliesin West from September 2003 to October 2005 by City Council, the HPC or the committee. Three public hearings must be held on the HP overlay zoning case with the HPC holding the first hearing to determine the eligibility and historic significance of the proposed historic property. Interested citizens could speak and comment at these twenty open houses, public meetings and public hearings of the HPC or Council. The first open house at Mustang Library on December 3, 2005 had less than a dozen attendees. The second open house on January 12<sup>th</sup> before the HPC hearing had ten participants sign in. One HPC member felt that the proposed HP boundary should be larger. Public comment has been in support of designating Taliesin West on the local register.

**HPC Hearing:** The HPC held a public hearing on Taliesin West on January 12<sup>th</sup>. The owner, the Frank Lloyd Wright Foundation spoke in favor of the proposed HP boundary. One person, Susan Wood, submitted comments for the record from Nan Nesvig urging the Commission to put additional restrictions on the land to restrict zoning changes. The Chairman indicated that the underlying zoning for Taliesin West was beyond the purview of the Commission and the hearing. The Commission voted 5-1 in favor of a motion to recognize the historic significance of Taliesin West for being associated with an important event, a significant person and the work of a master. One Commissioner opposed the motion because she felt the HP boundary needed to be larger to protect the viewsheds around the historic buildings.

## **5. APPLICANT/CITY STAFF COMMUNICATION - Done**

The City of Scottsdale is the applicant since the Historic Preservation Commission, in accordance with the zoning ordinance, initiated this case. Don Meserve in Preservation is the coordinator for the case and staff in Current Planning have advised and assisted Don, as needed, to complete the mailings, legal notices and other requirements for any zoning case. The requirements of the July 22, 2004 Citizen Review Checklist and zoning procedures prior to the first HPC public hearing have been met.

### **Attachments:**

1. List of Meetings, Field Trips or Correspondence on Taliesin West Prior to Initiation
2. Correspondence
3. Sign In Sheets and Comment Cards from Open Houses and/or Hearings